117.0	0002	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	876,700 / 876,700
					USE VALUE:	876,700 / 876,700
					ASSESSED:	876,700 / 876,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		DOTHAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RUTTER-BENT JOANNA ETAL/ TRS
Owner 2:	68 DOTHAN STREET NOMINEE TRUST
Owner 3:	
Street 1:	68 DOTHAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RUTTER JOANNA -
Owner 2:	-
Street 1:	68 DOTHAN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 13,850 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1987, having primarily Vinyl Exterior and 1986 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13850.000	291,800		584,900	876,700
Total Card	0.318	291,800		584,900	876,700
Total Parcel	0.318	291,800		584,900	876,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 441.44 | /Parcel: 441.4

Legal Description

User Acct 75359

GIS Ref

GIS Ref

Insp Date 10/13/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 117.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	291,800	0	13,850.	584,900	876,700	876,700	Year End Roll	12/18/2019
2019	101	FV	258,200	0	13,850.	576,500	834,700	834,700	Year End Roll	1/3/2019
2018	101	FV	258,200	0	13,850.	442,800	701,000	701,000	Year End Roll	12/20/2017
2017	101	FV	258,200	0	13,850.	417,700	675,900	675,900	Year End Roll	1/3/2017
2016	101	FV	258,200	0	13,850.	384,300	642,500	642,500	Year End	1/4/2016
2015	101	FV	237,200	0	13,850.	359,300	596,500	596,500	Year End Roll	12/11/2014
2014	101	FV	237,200	0	13,850.	330,900	568,100	568,100	Year End Roll	12/16/2013
2013	101	FV	237,200	0	13,850.	330,900	568,100	568,100		12/13/2012

!9092!

PRINT

Date	Time
12/10/20	23:36:32

LAST REV

Date	Time
08/04/20	12:01:20

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9092

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUTTER JOANNA,	75023-209	1	7/1/2020	Convenience	1	No	No		
RUTTER SALLY B,	59824-52		8/23/2012	Convenience		No	No		
RICCI PAUL J--E	30584-482		8/25/1999		330,000	No	No		William Rutter dod 02/02/12
	19485-487		11/1/1988		233,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/18/2017	900	Re-Roof	7,020	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/13/2018	Inspected	BS	Barbara S
9/14/2018	MEAS&NOTICE	CC	Chris C
12/2/2008	Measured	189	PATRIOT
3/23/2000	Inspected	263	PATRIOT
2/10/2000	Measured	264	PATRIOT
8/31/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	75359
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13850		Sq. Ft.	Site		0	70.	0.60	6									584,851						584,900	

Total AC/HA: 0.31795 | Total SF/SM: 13850 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 584,851 | Spl Credit | Total: 584,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1987	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	19.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	19.5	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	86200
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	362479
Depreciation:	70683
Depreciated Total:	291795

COMMENTS

OF=SHOWER STALL MASTER BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

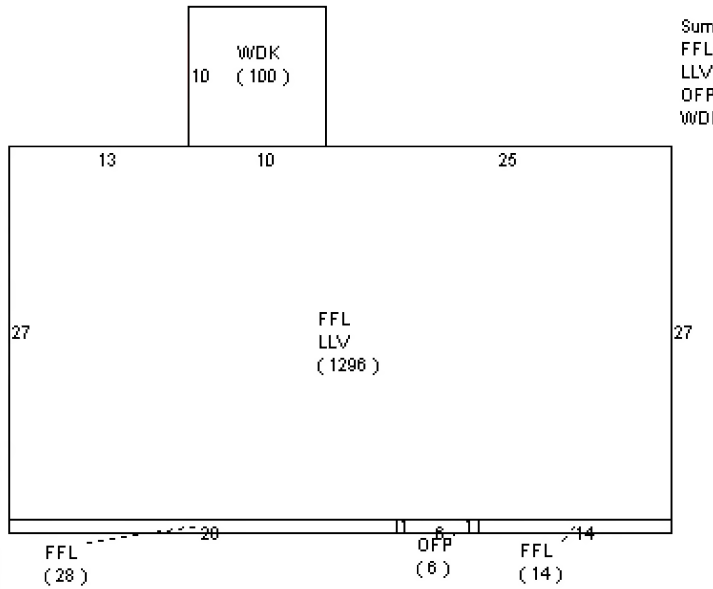
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	106.50
Final Total:	291800	Val/Su SzAd	218.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,338	128.240	171,581
LLV	Lower Level	1,296	79.350	102,833
WDK	Deck	100	16.000	1,600
OFP	Open Porch	6	44.000	264

Net Sketched Area:	2,740			Total:	276,278
Size Ad	1338	Gross Are	2740	FinArea	1986

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

117.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X14	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---